

63-253

BK 7597PG344

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT
Statutory Short Form

030980

JOHN M. BICKFORD, of Fairfield, Maine, and JAMES C. BICKFORD, of Waterville, Maine, as Personal Representatives of the Estate of Dorothy B. Simpson, intestate, as shown by the probate records of Kennebec County Probate Court, Docket # 2003-157, by the power conferred by the Probate Code, and every other power, for consideration given, grant to DWAIN B. SMITH, as Trustee of The Pamela Ann Simpson Trust, dated May 5, 1995, as amended, and having a mailing address of: 200 Broadway, Suite 306, Lynnfield, MA 01940, with quitclaim covenant, the land with the buildings and improvements thereon, in Waterville, Kennebec County, Maine, as described on Schedule A attached here to and made a part hereof.

Meaning and intending to convey the same premises described in a Deed of Distribution from Dorothy B. Simpson, as Personal Representative of the Estate of Pamela A. Simpson, dated November 17, 1997, to Dorothy B. Simpson, recorded in the Kennebec County Registry of Deeds, Book 5500, Page 129.

The purpose of this Deed is to put record title to the subject premises in the name of the Trustee of The Pamela A. Simpson Trust, dated May 5, 1995, in accordance with the ancillary administration taken out on the Estate of Pamela A. Simpson, filed in the Kennebec County Probate Court, Docket #97-533.

WITNESS our hands this 26 day of Aug., 2003.

Warren E. Winslow

John M. Bickford
John M. Bickford, Personal Representative
of the Estate of Dorothy B. Simpson

Warren E. Winslow

James C. Bickford
James C. Bickford, Personal Representative
of the Estate of Dorothy B. Simpson

STATE OF MAINE
COUNTY OF KENNEBEC

On Aug 26, 2003, personally appeared the above-named John M. Bickford and James C. Bickford and acknowledged the foregoing instrument to be their free act and deed in their said capacities as Personal Representative.

Before me,

Warren E. Winslow
Notary Public/ Maine Attorney at Law

Printed Name: Warren E. Winslow, Jr.

7/2/2004

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SCHEDULE A

A certain lot or parcel of land with the buildings thereon situate in Waterville, in the County of Kennebec, and State of Maine, and more particularly bounded and described as follows, to wit:

Being Lot No. 27 on a Plan of Johnson Heights made on February 23, 1938, by Harry Green, C.E., and recorded in the Kennebec County Registry of Deeds. Said lot has a frontage on Johnson Heights of seventy (70) feet and is one hundred (100) feet deep.

This conveyance is made upon the following express conditions which are to run with the land:

1. No other buildings may be erected on said land except dwelling house and private garage to be used in connection therewith.
2. Such dwelling house shall cost not less than five thousand (\$5,000.00) dollars nor shall be built for over two family occupancy.
3. No second floor porches may be built upon any house.
4. The dwelling house shall be set back at least thirty (30) feet from the line of the sidewalk except that steps, bay windows and porticoes may be allowed in this reserved area.
5. Any private garage, unless built in as part of the house, shall be set back at least seventy (70) feet from the sidewalk.
6. No animals are to be kept in, upon or about the premises except such as are usually called household pets.

Being the same premises conveyed to Pamela Ann Simpson by Warranty Deed of David A. Fairman and Linda A. Fairman dated October 26, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2256, Page 81.

And also, another certain lot or parcel of land, with the buildings thereon, situate in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the southerly line of Collins Street at its intersection with the westerly line of Canabas Avenue; thence running southerly in the westerly line of Canabas Avenue one hundred three (103) feet; thence westerly at right angles to the last named course fifty-five (55) feet; thence northerly at right angles to the last named course and parallel with the westerly line of Canabas Avenue eighty-four (84) feet to the southerly line of Collins Street; thence easterly in the southerly line of Collins Street to the point of beginning. The above described parcel is Lot No. 24 on a plan of a survey of parts of the Bacon and Seavey Lots, so-called, said survey having been made August 25, 1886 by I.E. Getchell, C.E., and a copy of said plan is on record in the Kennebec Registry of Deeds in Plan Book No. 1 at page 33, to which plan reference is made for a further identification of the premises conveyed.

Being the same premises conveyed by Dorothy E. Simpson to Pamela Ann Simpson by Quitclaim Deed dated August 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 231.

And also another certain lot or parcel of land with the buildings thereon situate in said Waterville, commonly known as 8 Seavey Street, and further bounded and described as follows, to wit:

Lot numbered forty-two (42) on plan of the "Bacon and Seavey" lots, so called lying between land now or formerly of the Maine Central Railroad Company and College Avenue, made by Ira E. Getchell, Civil Engineer, August 26, 1886 and recorded in Kennebec Registry of Deeds. Said lot being bounded on the north by Canabas Avenue; on the east by lot numbered forty-three (43) on said plan; on the south by lot numbered seventy-five (75) on said plan and on the west by Seavey Street.

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BK 7597PG346 SCHEDULE A CONTINUED

Also another certain lot or parcel of land, commonly known as the garage lot, situate in Waterville on Canabas Avenue (spelled Canibas Avenue on the deed hereinafter referred to), in said Waterville, and further bounded and described as follows, to wit:

Beginning in the southerly line of Canibas Avenue one hundred and thirty and three tenths (130.3) feet easterly from the intersection of said southerly line with the northeasterly line of Seavey Street; thence southerly at right angles with said southerly line one hundred (100) feet; thence easterly and parallel with said southerly line sixty-six (66) feet; thence northerly at right angles with the last course one hundred (100) feet to the southerly line of said Canibas Avenue; thence westerly in said southerly line sixty-six (66) feet to the point of beginning.

Being lot numbered forty-four (#44) on a plan of the Bacon and Seavey lots, so-called, situated in Waterville, Maine, between the location now or formerly of the Maine Central Railroad Company and College Avenue, made for Frazier Gilman August 1886 by Ira E. Getchell, C.E., and on file in the Registry of Deeds in Kennebec County.

Being the same premises conveyed to Pamela Ann Simpson by Madelyn M. Simpson by Quitclaim Deed dated August 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2852, Page 233.

RECEIVED KENNEBEC SS.

2003 AUG 28 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS